

RECEIVED

MAY 3 2001

SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY

ORDINANCE NO. 0-06-01

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 197.0904 ACRES LOCATED AT 7500 TURFWAY ROAD, ADJACENT TO THE CITY LIMITS. (TURFWAY PARK PROPERTY)

WHEREAS, Turfway Park, LLC, a Delaware Limited Liability Company, being the owner of record of the hereinafter described territory (the "territory"), has requested that the City of Florence, Kentucky (the "City") annex the territory and, pursuant to K.R.S. 81A.412, the owner has given written consent to such annexation; and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that after annexation the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

SECTION II

That the territory, described in Exhibit "A" and shown on Exhibit "B" each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION III

The owner of record of the territory has filed with the City written consent to this annexation under K.R.S. 81A.412 and therefore, the following do not apply to this annexation: (a) the notification ordinance required by K.R.S. 81A. 420(1); (b) the notice requirement of K.R.S. 81A.425; and (c) the waiting period of K.R.S. 81A.420(2).

SECTION IV

Pursuant to K.R.S. 100.209(1) the territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

SECTION V

This ordinance shall be published in full.

PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF April, 2001.
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 24th DAY OF April, 2001.

APPROVED:

Deane & Walsh
MAYOR

ATTEST:

Betsy R. Conrad
CITY CLERK

I, Betsy R. Conrad, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of 0-06-01

as same appears in the official records of my office.

Dated this 30th day of April, 2001,

Betsy R. Conrad
Betsy R. Conrad, City Clerk



VIOX & VIOX, INC.

Consulting Engineers & Surveyors

DESCRIPTION

Turfway Park Race Track

A parcel of land lying on the easterly side of Turfway Road, in Boone County, Kentucky, and being more particularly described as follows:

• Planning

BEGINNING at a point in the easterly right-of-way line of Turfway Road, said point also being the westernmost corner of Lawrence Gallenstein (Deed Book 109, Page 20), and common corner with Turfway Park Racing Association, Inc. (Deed Book 344, Page 11, Parcel III), both deeds recorded in The Boone County Clerk's Office, Burlington, and running thence:

• Design

S 42-12-13 E, a distance of 578.09 feet, to a point, thence
N 48-24-45 E, a distance of 249.63 feet, to a point, thence
S 42-07-50 E, a distance of 170.15 feet, to a point, thence
N 59-42-24 E, a distance of 482.53 feet, to a point, thence
S 83-52-09 E, a distance of 358.09 feet, to a point, thence
N 63-00-14 E, a distance of 290.06 feet, to a point, thence
S 39-24-13 E, a distance of 333.91 feet, to a point, thence
S 41-54-55 E, a distance of 702.10 feet, to a point, thence
S 49-35-05 W, a distance of 115.11 feet, to a point, thence
S 38-43-33 E, a distance of 416.30 feet, to a point, thence
S 38-58-13 E, a distance of 1429.71 feet, to a point, thence
S 50-36-52 W, a distance of 659.55 feet, to a point, thence
S 32-24-59 W, a distance of 754.70 feet, to a point, thence
Southwestwardly, along a curve toward the south, a chord bearing of S 68-44-49 W, a chord distance of 155.95 feet, an arc distance of 156.36 feet, to a point, thence

• Surveying

Northwestwardly, along a curve toward the north, a chord bearing of N 80-54-12 W, a chord distance of 262.10 feet, an arc distance of 281.85 feet, to a point, thence
N 43-20-54 W, a distance of 38.14 feet, to a point, thence
S 51-10-50 W, a distance of 610.71 feet, to a point, thence
N 41-10-33 W, a distance of 61.45 feet, to a point, thence
N 74-24-07 W, a distance of 82.17 feet, to a point, thence
N 66-27-35 W, a distance of 79.19 feet, to a point, thence
N 57-15-48 W, a distance of 311.97 feet, to a point, thence
S 48-33-13 W, a distance of 174.22 feet, to a point, thence
S 5-50-14 W, a distance of 91.68 feet, to a point, thence
N 38-47-46 W, along the easterly right-of-way line of Turfway Road, a distance of 382.36 feet, to a point, thence
N 51-12-14 E, a distance of 173.41 feet, to a point, thence

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 606-727-3293
Fax: 606-727-8452
e-mail: viox@nkol.net

EXHIBIT "A"

N 33-41-19 E, a distance of 389.97 feet, to a point, thence
N 57-51-50 W, a distance of 130.14 feet, to a point, thence
N 53-47-25 W, a distance of 300.93 feet, to a point, thence
N 53-43-25 W, a distance of 79.54 feet, to a point, thence
N 57-26-14 W, a distance of 87.47 feet, to a point, thence
N 46-13-17 W, a distance of 229.89 feet, to a point, thence
N 77-19-33 W, a distance of 51.57 feet, to a point, thence
Northeastwardly, along the easterly right-of-way line of Turfway Road as it
curves toward the north, a chord bearing of N 7-27-41 E, a chord distance of
272.30 feet, an arc distance of 286.20 feet, to a point, thence
N 38-36-59 W, along the easterly right-of-way line of Turfway Road, a
distance of 1950.14 feet, to a point, thence
N 49-39-14 E, along the easterly right-of-way line of Turfway Road, a
distance of 1035.84 feet, to the place of beginning and containing 197.0904
acres, more or less.

The above described parcel being subject to any and all easements and/or
rights-of-ways of record.

12/14/98

PLAT OF 197.0800 ACRES
TO BE CONVEYED BY
TURFWAY PARK RACING ASSOCIATION, INC.
BOONE COUNTY KENTUCKY

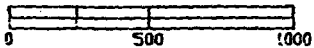
EASTERLY SIDE OF TURFWAY ROAD
NORTH OF HOUSTON ROAD

FEBRUARY 15, 1999

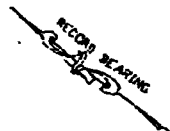
SCALE 1" = 500'



VIOX & VIOX INC.
CONSULTING ENGINEERS & SURVEYORS
406 ERLANGER ROAD
ERLANGER, KENTUCKY 41018
PHONE (606) 727-3293



SEE 1/2" BEAR AND CAP
STAMPED PLS 1781
EXISTING IRON PIN
ASSET PK. MAIL



NEIGHBOR MAP
SCALE 1" = 2000'
GROUP 10, 2007
2/20/07

CHRIST'S CHAPEL
ASSEMBLY OF GOD, INC.
D.B. 478, PG. 294

S 42°07'50" E
170.15'

LAWRENCE GALLENSTEIN
D.B. 109, PG. 28

PARCEL III
D.B. 344, PG. 11

LINE TABLE

- 1 - N 41°10'33" V 61.45'
- 2 - N 74°24'07" V 82.17'
- 3 - N 66°27'35" V 79.19'
- 4 - N 57°15'48" V 311.97'
- 5 - S 48°33'13" V 174.22'
- 6 - S 05°50'14" V 91.68'
- 7 - N 38°47'46" V 382.36'
- 8 - N 51°12'14" E 173.41'
- 9 - N 33°41'19" E 389.97'

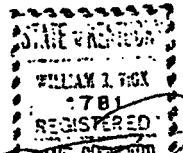
- 10 - N 57°51'50" V 130.14'
- 11 - N 53°47'25" V 300.93'
- 12 - N 53°43'25" V 132.36'
- 13 - N 47°36'24" V 111.25'
- 14 - N 42°38'06" V 118.09'
- 15 - S 83°16'49" V 105.57'

C - 1
Δ = 14°24'44"
R = 621.62'
A = 156.36'
CH = S 68°44'49" V 155.93'

C - 3
Δ = 71°30'11"
R = 263.17'
A = 328.43'
CH = N 02°51'52" E 307.53'

C - 2
Δ = 73°06'42"
R = 275.00'
A = 281.85'
CH = N 80°54'12" V 262.10'

PARCEL II
D.B. 344, PG. 11



TRIGGER HILL ESTATE CORP.
D.B. 701, PG. 171

ST. LUKE COMMUNITY
FOUNDATION, INC.
D.B. 573, PG. 300

EXISTING
50.00' R/W

R100
2-3-99
GWS